

Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.
Suite 200
Minneapolis, MN 55401



REQUEST FOR PROPOSALS

PROJECT: Commercial, Ownership or Rental Housing Development

SITE: 628 Franklin Avenue East
Minneapolis, MN 55404

DEADLINE: September 5, 2014

SUBMIT TO: 105 5th Avenue South, Suite 200
Minneapolis, MN 55401
Attention: Cherie Shoquist
612.673.5078
cherie.shoquist@minneapolismn.gov

Please check this website regularly for announcements and updates pertaining to this RFP!

http://www.ci.minneapolis.mn.us/cped/cped_rfp

Request for Proposals Summary:

The Department of Community Planning and Economic Development of the City of Minneapolis is soliciting commercial, ownership, or rental housing development proposals for the city-owned property at 628 Franklin Avenue East. Priority will be given to fully funded commercial or market rate housing proposals.

OFFER TO PURCHASE PROPERTY FOR A COMMERCIAL/INDUSTRIAL OR MULTIFAMILY/ RESIDENTIAL PROJECT

<http://www.minneapolismn.gov/groups/public/@cped/documents/webcontent/wcms1p-099993.pdf>

For further information regarding submission requirements please contact Cherie Shoquist at 612.673.5078.
cherie.shoquist@minneapolismn.gov.

Proposals are due at 4:00 p.m. on Friday September 5, 2014.

Project Description:

628 Franklin Avenue East: The project site is located in the Ventura Village neighborhood in the Sixth Ward. The zoning is C1/ Neighborhood Commercial and NP/ North Phillips Overlay District. The interior is fully gutted and ready for redevelopment. There are approximately 5 off street parking spaces in the rear of the building. The approximate parcel size is 58' X 153' which equals approximately 8,874 square feet and the parcel's estimated market value is \$75,000.

Minimum Requirements:

Proposals will be considered complete if they include the following:

- Complete offer to purchase
- Minimum of conditional commitments for all project financing to develop the sites

- Conceptual drawing of the proposed development that adequately displays the development (drawings must include site plans, elevations of the building exterior and the interior floor plans)
- Parking strategy
- Experience in developing similar projects (include addresses and photos)
- Affordability or cost effectiveness
- Demonstrated capacity to carry out the project
- Feasibility and readiness
- Marketing strategy
- Consistency with overall community plans

Selection Criteria:

- Developer experience (25 points)
- Quality of design (25 points)
- Energy efficiency (20 points)
- Marketing plan (20 points)
- Neighborhood support (10 points)

Procedure to Purchase Property:

- Offer to Purchase – Commercial and Multifamily
<http://www.minneapolismn.gov/groups/public/@cped/documents/webcontent/wcms1p-099993.pdf>
 - Zoning
<http://www.minneapolismn.gov/zoning/index.htm>
 - City of Minneapolis Neighborhoods; Neighborhood Organizations
<http://www.ci.minneapolis.mn.us/residents/neighborhoods/index.htm>
- All proposers are required to contact the neighborhood organization where the project is located.

Timeline:

The building will be open for inspection from 10:00 a.m. to 12:00 p.m. on Thursday July 17, 2014.

Complete proposals are due September 5, 2014. (See address above).

Subsequent to the submission of all proposals by the due date, all complete proposals will be forwarded to the neighborhood for their review and comment (45 days). The Neighborhood will have the opportunity to meet with proposers and review their development plans with the goal of making comments to the City of Minneapolis.

Staff will author a report to the Minneapolis City Council recommending a proposer based on the neighborhood comments and staff's evaluation. There will be a public hearing at the Community Development and Regulatory Services Committee (30 days). If the Council approves and the Mayor signs off on the staff recommendation, staff will commence closing on the sale of the properties to the developer.